

SUBJECT: Application for a special use to permit the establishment of a non-accessory parking lot.
Motion to approve subject to the conditions made by the on the record by the Chairman. Second by Toia. Motion carried 5-0; yeas –Sercye, Flores, O’Grady, Toia and Williams.

133-16-Z **ZONING DISTRICT:** B2-3 **WARD:**2
APPLICANT: Oxford 1, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1421-25 W. Fullerton Avenue
SUBJECT: Application for a variation to reduce the rear setback from 30' to zero for a third floor addition and a fourth floor penthouse addition and two stair tower additions to an existing two-story bank building to be converted to eight dwelling units with eight parking spaces within the lower level.
Continued until July 15, 2016 at 2:00 PM.

138-16-S **ZONING DISTRICT:** RM-5 **WARD:**27
APPLICANT: 317-321 W. Evergreen Acquisitions, LLC
OWNER: Chicago Transit Authority
PREMISES AFFECTED: 315 W. Evergreen
SUBJECT: Application for a special use to permit the establishment of eight required off-site parking spaces that will serve a proposed residential building at 317 W. Evergreen.
Voice vote to approve the application; yeas – Flores, O’Grady and Toia; nays – Sercye and Williams. Application approved on 3-2 vote.

139-16-Z **ZONING DISTRICT:** RM-5 **WARD:**27
APPLICANT: 317-21 W. Evergreen Acquisitions, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 317 W. Evergreen
SUBJECT: Application for a variation to reduce the west setback from 5' to 4.13' for a required t0' total combined side setback with neither less than 5' within a (6.05' east setback) and to reduce the rear setback from 45' to 21.59' for a proposed four-story, fifteen dwelling unit building with seven on-site parking spaces.
Voice vote to approve the application; yeas – Flores, O’Grady and Toia; nays – Sercye and Williams. Application approved on 3-2 vote.

141-16-Z **ZONING DISTRICT:** RM-4.5 **WARD:**2
APPLICANT: 1615 Burling LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1615-27 N. Burling Street
SUBJECT: Application for a variation to reduce the rear setback from required 36'-0" to 8" for a proposed attached garage exceeding the maximum 60% of occupied space for a new four story 15 dwelling

unit residential building.

Motion to approve made by the Chairman. Second by Toia. Motion carried 4-1; yeas –Sercye, Flores, O’Grady, and Toia; nays – Williams.

142-16-Z

ZONING DISTRICT: RM-4.5

WARD:2

APPLICANT:

1615 Burling LLC

OWNER:

Same as applicant

PREMISES AFFECTED:

1615-27 N. Burling Street

SUBJECT:

Application for a variation to increase the 2,592 square foot area within the rear setback (representing a maximum of 60% of said rear setback), which may be occupied by an accessory building, by no more than 10% (259.2 square feet) to 2,851.2 square feet for a proposed, rear, 16 spacer garage with a roof top deck attached to a proposed four-story, fifteen unit residential building.

Motion to approve made by the Chairman. Second by Toia. Motion carried 4-1; yeas –Sercye, Flores, O’Grady, and Toia; nays – Williams.

145-16-S

ZONING DISTRICT: B1-1/C1-1

WARD:35

APPLICANT:

New Hope Bible Church

OWNER:

Same as applicant

PREMISES AFFECTED:

1801-11 N. Kostner Avenue

SUBJECT:

Application for a special use to permit the establishment of a religious assembly with an accessory community room to be located at 1801-11 North Kostner Avenue.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas –Sercye, Flores, O’Grady, Toia, and Williams.

Matters for vote only

18-16-Z

Zoning District: RM-5

Ward:2

APPLICANT:

Finprom, Inc.

OWNER:

Frederick Falley Philips (lot 4) and Frederick Falley Philips as successor trustee to the family trust created under the will of Edward H. Bennett, Jr (lot 3)

PREMISES AFFECTED:

1310 North Cleveland Avenue

SUBJECT:

Application for a variation to reduce the rear setback from 33.3’ to 1’; to reduce the north side setback from 4.2’ to 3’; to reduce the south side setback from 4.2’ to 3’; to reduce the combined side setback from 10.6’ to 6’; and, to reduce the rear yard open space from 292 square feet to 0 square feet for a proposed, three-story, four-unit building with an attached, four-car garage, accessed directly from North Cleveland Avenue.

Motion to approve subject to the conditions made on the record by the Chairman. Second by Flores. Motion carried 3-1; yeas – Sercye, Flores, and O’Grady; nays -- Toia and Williams.

